

EXECUTIVE SUMMARY



A. INTRODUCTION

The Troy Comprehensive Plan is a central organizing document used for planning and managing growth in the City. It consists of set of official City policies regarding long term development, and land use maps that indicate the types and densities of uses allowed in a given area. The City requires development regulations and other City standards to follow the general policy direction set by the Comprehensive Plan. The Plan serves as a flexible blueprint to guide future decision making by the City, community organizations, private entities and citizens.

The 2025 Comprehensive Plan is 20 year plan which is to be updated every five years. The previous plan was updated in 1989. More information about previous comprehensive planning efforts can be found in the Introduction Chapter.

B. PLANNING PROCESS

The process followed to develop this Comprehensive Plan began with a substantial effort to gather relevant information about the City from a purely analytical standpoint. Throughout this Plan, the City has been described and analyzed in great detail, thus providing an excellent description of many dimensions of the City. After compilation of a rough draft of the Comprehensive Plan, work turned toward a more creative and engaging process with public visioning sessions and Planning Commission workshops. In this later phase, emphasis was directed toward creative thinking about the most pressing community issues, goals, and required actions to meet expected challenges. The goals, issues, and actions were defined into the following categories:

Goals: Aim and purpose;

Strategies/Policies: A method for achieving an end. A method of action selected to guide and determine present and future decisions;

Related Initiative: An introductory step; and

Output Measures: A suitable limit; to determine the extent or amount; capacity of something ascertained by measuring; to bring into comparison or competition; the amount produced.

C. VISION PROCESS

The Visioning Process included several early visioning sessions held at the Troy High School in Fall of 2003 (See Visioning Report Appendix I). The process uncovered many questions that were addressed in response to the issues raised by the community. As a result of the vision process the following general themes emerged:

General Themes

- Troy has a **strong tradition and exceptional track record with respect to economic development**; providing the City with quality jobs and the resources necessary to provide a high level of services and civic amenities. This success is the product of strong leadership and sustained commitment that will certainly continue in the future.
- The City is **generally supportive of physical growth** so long as such growth represents a measured, steady, and Comprehensive Planned expansion of the City.
- It has been recognized that there is a need for **ongoing monitoring of housing choices in the City and the balance between the demand and supply of commercial space**. The City will use its planning and zoning authority to carefully expand the supply of various kinds of residential and commercial zoning to balance community-wide needs.
- While growth is important, the City is also interested in defining and carrying out focused and deliberate actions to **help redevelop and maintain older areas** of town.
- City leaders recognize the **potential of the City to become better known as a unique destination**. The Downtown Troy area, with its unique shops and restaurants, is the heart of this draw, and further development of this special place is a definite City priority.
- The City recognizes the **importance of open spaces, parks, and recreation to overall community livability** and will continue to emphasize the development of these outstanding community assets.

The above general themes provided the basis in which to create 14 elements representative of the City's purpose and function. The Comprehensive Plan is therefore divided into the following 14 chapters: Introduction; Community Profile; Population & Demographic Trends; Housing; Economic Trends; Physical Characteristics; Utilities; Transportation & Mobility; Land Use Trends; The Downtown Troy Historic District; Community Facilities & Services; Parks, Recreation, & Open Space; Visioning; and Future Land Use & Thoroughfare Plan. A Glossary of Terms and Appendices with supporting documents follow.

Each of the 14 elements or chapters of the Plan serve as a foundation for future policies. This Plan has been organized with the first 12 chapters consisting of quantitative data illustrating where the City has been and where it is today. Historical trends using statistics and other critical data provide a picture of where the City is heading in the future. Chapter 13 consists of goals and strategies to achieve the City's vision. Chapter 14 consists of the Future Land Use and Thoroughfare Plan.

Following the visioning meetings, a series of public meetings, surveys, and work sessions occurred in which goals, strategies/policies, related initiatives, and output measures were created (Chapter 13). Chapter 13 and 14 were used to create the Implementation Plan.

D. IMPLEMENTATION PLAN

The following is a list of Goals and Action Items taken from Chapters 13 and 14, which were then grouped into seven topic areas: Neighborhoods and Housing; Economic Development; Downtown Development; Land Use & Thoroughfare; Urban Design; Community Facilities & Services; and Parks & Open Space.

The numbered goals and sequence of “bullet” action items are not prioritized in any fashion. This list becomes an implementation plan in which each of the goals and action items are assigned time frames and a lead agency. The time frames range from “ongoing” to “long range”. See the below key for abbreviations and time periods.

KEY: **O** = Ongoing
 I = Immediate (within 2 Years)
 S = Short-Term (within 5 Years)
 M = Mid-Term (5-15 Years)
 L = Long-Term (beyond 15 Years)

Lead agency or agencies shown in italics

NEIGHBORHOODS AND HOUSING

#1 Goal: The City of Troy will offer residents a wide-range of housing choices, providing many options for all types of people as they move through various stages of life.

- Perform a Zoning Code update. (*I; Planning & Development*)
- Perform a City wide condominium study. (*I; Planning & Development*)
- Implement conservation design standards. (*I; Planning & Development*)

#2 Goal: To have a ratio of owner-occupied housing and rental housing that is equal to or better than the state and national statistics.

- Seek grants to fund down payment assistance and housing rehabilitation. (*O; Planning & Development*)

#3 Goal: To avoid a concentration of low-to-moderate-income (LMI) housing anywhere in the City.

- Stricter enforcement of local building, housing, and health codes. (*O; Planning & Development*)
- Promote the existing Community Reinvestment Area. (*O; Planning & Development*)
- Investigate the rezoning older areas from industrial and multi-family residential to single-family residential use. (*O; Planning & Development*)
- Initiate housing programs for first time homeowners and rehabilitation hobbyists. (*I; Planning & Development*)
- Investigate and recommend strategies to decrease LMI housing concentrations. (*I; Planning & Development*)
- Provide a community comparison report on other housing programs (*I, Planning & Development*).

#4 Goal: To protect and restore historically significant residential properties and individual units.

- Perform surveys and studies of public attitudes towards historic preservation. (*O; Troy Historical*)

Society)

- Encourage grass root efforts with housing improvement programs; incentives; architectural consultation; information awareness programs; workshops; literature to homeowners; assistance with identification of historic neighborhoods (signs, entry areas, landscaping, bronze markers); historic merit awards; and a list of reliable contractors with skills to perform historic work. (O; *Planning & Development, Troy Main Street, Troy Historical Society, SW Historic District*)
- Investigate amending Ordinances to provide “ad-hoc” representation to the Comprehensive Planning Commission for historic reviews, and more regulation on window replacements. (I; *Planning & Development*)
- Research the feasibility of raising grass root efforts in spreading the concept of volunteer neighborhood associations to other areas in Troy. (S; *Planning & Development, Troy Historical Society*)
- Assist interest groups in the possibility of a volunteer initiated deed restriction for a historic neighborhood district. (S; *Planning & Development, Troy Historical Society, SW Historic District*)

#5 Goal: To eliminate poor housing conditions from further property decline and encourage infill, rehabilitation, and restoration.

- Investigate the use of land banks, land re-utilization programs for tax delinquent properties, gift of deeds in lieu of foreclosure, and property receivership programs. (S; *Planning & Development, Troy Historical Society, SW Historic District*)
- Stimulate single-family residential in-fill development by utilizing development incentives such as Community Reinvestment Area’s, below market rate interest loans, housing trust funds, available tax credit programs, rezoning of non-conforming lots, and grants. (O; *Planning & Development*)
- Review zoning classifications in some central City areas to encourage adaptive reuse of buildings and property. (O; *Planning & Development*)

#6 Goal: To carefully expand residential areas commensurate with community facilities such as schools, parks, and utilities.

- Review and perform a Subdivision Regulations update. (I; *Engineering, Planning & Development, Parks*)
- Perform a Cost of Services Study (CSS), Level of Service (LOS) Study, Fiscal Impact Analysis, Impact Fee Study, and/or a Land Evaluation Site Assessment (LESA) to use as standards for measuring public financial and service sustainability of the community. (S; *Planning & Development, Engineering, Safety/Service Director*)
- Review and amend City ordinances concerning permit fees accordingly (S, *Planning & Development, Engineering, Safety/Service Director*)

ECONOMIC DEVELOPMENT

#1 Goal: Use or reuse vacant or underutilized commercial and industrial structures.

- Update Zoning Code. (I; *Planning & Development*)
- Pursue Clean Ohio funds for clean up of sites with environmental issues. (O; *Planning & Development*)
- Perform an Inventory of the total number of functional obsolete buildings. (I; *Planning & Development*)
- Investigate feasibility of a business incubator leveraging local and federal funds. (S; *Safety/Service Director*)

#2 Goal: Plan for and develop a Regional Employment Center

- Develop a large employment center that is generally west of I-75 and north of the current corporation limits. (M, *Safety/Service Director*)

- Pursue economic cooperative agreements with adjacent townships to promote industrial development. (O, *Planning & Development, Troy Development Council*)
- Create a Growth Development Policy. (O, *Planning & Development, Safety/Service Director*)

#3 Goal: Capture economic development opportunities from local business expansions and spin offs.

- Create an inventory of large, medium and small size businesses and industries (O, *Troy Development Council, Planning & Development*).
- Continue to strategize for opportunities in soliciting industry suppliers and company expansions. (O, *Troy Development Council, Planning & Development*).
- Conduct trade missions with European and Asian industries and participate with local and regional economic development organizations. (O; *Planning & Development, Troy Development Council*)

#4 Goal: Retain and expand employment base

- Perform company surveys to evaluate and assess business trends and needs, and provide direct point to point contact with CEO's utilizing resource partners. (O; *Planning & Development, Troy Development Council*)
- Create retention and expansion strategies to specifically target the needs and interests of local companies. (O; *Planning & Development, Troy Development Council*)

#5 Goal: Ensure an adequate supply of viable industrial land for both small and large companies.

- Following the Future Land Use and Thoroughfare Plan, ascertain costs and procedures necessary to secure land for future industrial development. (I; *Planning & Development, Troy Development Council, Safety/Service Director*)
- Compile cost of public services, pricing from utility companies and for design-build-to-suite applications. (M; *Engineering, Planning & Development*)
- Seek options, costs, and the legal steps necessary for future industrial growth. (O; *Troy Development Council, Planning & Development*)
- Create a growth management plan reflective of future developable areas of the City (S, *Safety/Service Director*)

#6 Goal: Include provisions for high-speed telecommunications infrastructure for future industrial development.

- Subdivision Regulations update. (I; *Engineering, Planning & Development*)
- Perform a feasibility study for the type of broad band technology needed for area companies. (I; *Safety/Service Director, Planning & Development*)
- Survey needs of existing industries and potential high technology users. (I; *Safety/Service Director, Planning & Development*)

DOWNTOWN DEVELOPMENT

#1 Goal: Promote the use of the vacant second and third story floors, with the installation of elevators, walkways and off-street parking areas, and maintain first floor levels with retail and other compatible uses.

- Zoning Code update. (I; *Planning & Development*)
- Create a special study to investigate the opportunities for shared elevators. (S; *Troy Main Street, Downtown Business Association, Planning & Development*)

- Conduct research to determine building code variances with the state to allow occupancy for the 2nd and 3rd floor. (O; *Planning & Development*)
- Examine creative financial methods such as a special improvement district or tax increment financing. (I, *Planning & Development*)
- Perform a detailed inventory of all the floors of the downtown buildings, including the vacancies, conditions, uses, and lease rates. (O; *Troy Main Street, Planning & Development*)

#2 Goal: Encourage downtown property owners to reinvest in their properties through economic incentives.

- Promote the Community Reinvestment Area program to property owners in the downtown. (O; *Planning & Development*)
- Continue to administrate and promote the downtown building repair program. (O; *Planning & Development*)

#3 Goal: Support a “theme” for downtown and market/destination niches.

- Complete a preliminary assessment by identifying properties, kinds of uses, and infrastructure improvements needed. (I; *Troy Main Street, Engineering*)
- Following the Walkable Community Workshop of 2004, designate an arts district and concert park downtown seeking funding from a Downtown Revitalization Grant. (I; *Troy Main Street, Engineering, Planning & Development*)

#4 Goal: Continued safeguarding of the downtown’s historic and architecturally significant buildings.

- Develop an illustrated design and renovation guideline book. (I; *Planning & Development*)
- Allow for ad hoc representation at the Planning Commission from historic home owners or historic neighborhood association. (O; *Planning & Development*)
- Examine the possibility of adding bronze plaques for referencing historically significant buildings. (I; *Troy Main Street, Planning & Development*)
- Compare and evaluate property improvement changes with the Ohio Historic Inventory forms. (O; *Planning & Development*)
- Create a historic district map for pedestrian use downtown. (O; *Troy Main Street*)

LAND USE & THOROUGHFARE

#1 Goal: To develop a new, world class, regional employment center that will provide area residents with ample employment opportunities.

- Create strategic plans in developing a regional employment center, focusing on compatible land use and needed infrastructure. (M; *Safety/Service Director*)

#2 Goal: To provide adequate easy, safe and convenient interstate access to this regional employment center.

- Conduct Engineering study to determine if a new I-75 interchange at Eldean Road is feasible. (I, *Engineering*)
- Investigate creation of a central organization such as a Transportation Improvement District (TID) or Port Authority. (I; *Troy Development Council, Safety/Service Director*)

#3 Goal: Maintenance of open roadway corridors to allow for future road construction and widening in association with private development.

- Create an inventory list and map of specific locations of future interchanges and widening that

impacts primary and secondary corridors. (O; *Engineering*)

#4 Goal: To protect existing roadway capacity with access management guidelines.

- Amend Subdivision and Construction Management Codes that addresses access management in a clear and complete manner. (I; *Engineering*)

#5 Goal: To maintain a marketable balance between the supply and demand for retail space.

- Maintain inventory of vacant retail space. (O; *Development*)

#6 Goal: To eliminate existing intersection capacity and safety problems. (See also Figure 14-6 for a list and location of identified intersection problem areas)

- Pursue available funding sources to address identified intersection problems. (I; *Engineering*).
- Improve Nashville Road/SR 55 intersection. (I; *Engineering*)
- Improve Wilson Road/SR 55 intersection. (M; *Engineering*)
- Extension of Swailes Road to Wilson Road @ SR 55. (L; *Engineering*)
- Improve Swailes Road curves between Peters Road and CR 25A. (L; *Engineering*)
- Improve Washington Road/SR 718 intersection, realign to Wilson Road. (I; *Engineering*)
- Improve McKaig Road. (I-S; *Engineering*)
- Improve Wilson Road curve south of SR 718. (S; *Engineering*)
- Realign Washington Road and improve intersection @ SR 41. (I; *Engineering*)
- Realign Eldean Road to Forest Hill Road @ SR 41. (L; *Engineering*)
- Construct roadway connection between South Stanfield Road and Barnhart Road between McKaig Road and SR 718. (M; *Engineering*)
- Extension of Dorset Road north to Eldean Road with driveway connection to UVMC. (S-M; *Engineering*)
- Construct new Interstate 75 interchange at Eldean Road. (M-L; *Engineering*)
- Improve Eldean Road/Experiment Farm Road intersection. (S; *Engineering*)
- Construct Northeast Connector from North CR 25A east to Troy-Sidney Road with bridge over Great Miami River. (M-L; *Engineering*)
- Construct Northeast Connector from Troy-Sidney Road east to Troy-Urbana Road with bridge over RR tracks. (M; *Engineering*)
- Construct Northeast Connector from Troy-Urbana Road south to Old Staunton Road. (L; *Engineering*)
- Realign Troy-Urbana Road/Troy-Piqua Road intersection. (S; *Engineering*)
- Improve Dye Mill Road. (S; *Engineering*)
- Extension of Dye Mill Road west to Swailes Road. (L; *Engineering*)
- Extension of Williams Street to Jeep and Patton Streets. (L; *Engineering*)
- Improve Sayers Road. (L; *Engineering*)
- Realign Ridge Avenue/McKaig Road intersection. (I; *Engineering*)
- Extension of West Street from Garfield Street to Grant Street. (S; *Engineering*)
- Improve Water Street/Elm Street intersection. (I; *Engineering*)
- Improve railroad crossings (6). (O; *Engineering*)
- Construct new roadway from Washington Road east to Carriage Crossing Subdivision. (O; *Engineering*)
- Extension of Forest Hill Road south to SR 55. (L; *Engineering*)
- Improve Horseshoe Bend Road/SR 55 intersection. (L; *Engineering*)
- Improve Peters Road curve near Troy Country Club. (S-M; *Engineering*)
- Improve Peebles Road/SR 718 Intersection. (M; *Engineering*)
- Improve Troy-Urbana Road/Polecat Road intersection. (L; *Engineering*)
- Improve Troy-Urbana Road/Cathcart Road intersection. (L; *Engineering*)
- Relocate Eldean Road north to intersection with Troy-Sidney Road with bridge over RR tracks.

(**L**; *Engineering*)

- Construct new roadway from Eldean Road south to Troy-Sidney Road. (**M**; *Engineering*)
- Extend Lee Road east to Northeast Connector. (**O**; *Engineering*)
- Construct new roadway from Dye Mill Road east to SR 202 with bridge over the Great Miami River (Recreation Trail). (**L**; *Engineering*)
- Extension of Southview Drive to Pleasantview Drive with bridge over waterway. (**O**; *Engineering*)
- Extension of Fox Harbor Drive to “Old” Washington Road. (**S-M**; *Engineering*)
- Improve Barnhart Road curves between SR 55 and Swailes Road. (**S**; *Engineering*)
- Construct Northeast Connector from SR 202 to SR 55. (**L**; *Engineering*)
- Replace Adams Street Bridge over Great Miami River. (**M**; *Engineering*)
- Extension of Barnhart Road south from Swailes Road to Monroe-Concord Road. (**L**; *Engineering*)
- Construct new roadway from Floral Avenue east to Dye Mill Road. (**L**; *Engineering*)

#7 Goal: To encourage conservation design in developing areas.

- Amend the Subdivision and Zoning Ordinances to reflect conservation design principals and guidelines. (**I**, *Engineering, Planning & Development*)

URBAN DESIGN

#1 Goal: To encourage new urbanism principles in new development and redevelopment areas.

- Provide Zoning and Subdivision Code revisions to reflect New Urbanism principles. (**I**, *Engineering, Planning & Development*)
- Encourage new urbanism concepts for infill development, especially in historic areas. (**S**, *Planning & Development*)
- Incorporate design standards for commercial development to require consistency in design in items such as decorative lighting, pavers or concrete paint for walk ways, benches, gable roofs, projections on front building walls, no neon signs, etc. (**S**, *Planning & Development*)
- Investigate legislative changes that would allow the Planning Commission (or possible new sub-committee) to conduct site plan review for non-residential development which would require both conventional code requirements and urban design standards. (**I**, *Planning & Development*)

#2 Goal: To create attractive and dramatic gateways into Troy that provides a sense of arrival and positive first impression.

- Plan for gateway development projects for both the primary roads and the secondary roads. (**S**; *Safety/Service Director*)
- Seek funding sources such as the Transportation

#3 Goal: An inviting and well landscaped community with high development standards.

- Relocation of utilities underground should be looked at for the main thoroughfares in Troy. (**O**; *Engineering*)
- Study options for improved urban design requirements and with the parallel issue of what levels of plan review are needed to implement such requirements. (**I**; *Engineering, Planning & Development*)

#4 Goal: To continue to find ways to include public art as an important community element.

- Create a strategy to fund public art through development and redevelopment fees. (**S**; *Service Safety Director, Mayor*)

COMMUNITY FACILITIES & SERVICES

#1 Goal: To provide a growing community with appropriately expanding public infrastructure.

- Define specifically how larger development areas will be served economically with collection and distribution lines, and how to finance such improvements. (**S**; *Utilities*)

#2 Goal: Maintain high quality public safety services

- Implement the assorted recommendations contained in the 2003 Fire Study. (**O**; *Fire*)

#3 Goal: To facilitate broadband and state-of-the-art telecommunications infrastructure to local businesses and residents.

- Implementation of recommendations from the Troy Technology Team, a volunteer Information Technology group. (**O**; *Safety/Service Director*)

PARKS & OPEN SPACE

#1 Goal: To expand the park system and open space requirements commensurate with population growth.

- Update the Subdivision Regulations. (**I**; *Engineering, Planning & Development*)
- Create standards or guidelines for future development taking in consideration both community parks and neighborhood parks. (**O**, *Engineering, Parks*)
- Continue to implement and update the 1990 Parks and Recreational Master Plan indicating connected parkland, bikeways, and recreational passive and active areas. (**O**, *Engineering, Parks*)
- Create standards and criteria for recommending neighborhood parks. (**I**, *Engineering, Parks*)

#2 Goal: Create a comprehensive strategic River Corridor Plan to fully utilize the adjacent parks, lands, river, views, and neighborhoods.

- Create a comprehensive strategic Great Miami River Corridor Plan from Eldean Road to SR 202. (**I**; *Parks, Engineering, Safety/Service Director*)